

EXHIBIT B

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DEVELOPMENT TEXT
HOMESTEAD AT COFFMAN PARK

SECTION I OVERVIEW AND SITE DESCRIPTION

A. Location and Size

The proposed project would develop approximately 22.66 acres of land located on the south side of Post Road, east of Discovery Boulevard, North of Wall Street.

B. Existing and Proposed Land Uses

The existing site is undeveloped land Zoned as a Planned Unit Development. The applicant proposes to construct ~~63-66~~ single-family detached homes ~~and 3 live/work units~~ to be maintained in perpetuity in a condominium association with a private street system. Each single-family unit will have a two-car garage and shall have a minimum living area of ~~2,000~~1,700 sq.ft. ~~(See Section II, A, 2 for description of Live / Work units.)~~ The applicant is seeking to keep the property zoned Planned Development District (PUD) to permit a maximum density of 3 units per acre. The proposed development is a condominium community designed to appeal to the empty nester market. The single-family primary living areas are located on one level and include a first floor owner's suite and an open floor plan that responds to the lifestyle of the active move down buyer. The architectural style draws inspiration from an early American village character, primarily utilizing horizontal siding, wood trim, and stone. The buildings are organized to create an intimate pedestrian focused streetscape. The development will provide open space and amenities for both the residents of the Homestead at Coffman Park and the City of Dublin.

C. Relation to the Community Plan

This site lies between areas designated for residential and office. The Preliminary Development Plan includes open space with gently rolling mounds and mixed evergreen and deciduous plant material along Post Road that blend this site into the park character across the road in Coffman Park. The project use is a successful transition between the high-density office uses to the south and other residential uses to the north and west.

D. Post Road Theme

Using dry-laid stone walls to visually join housing units creates an elegant public open space. Stone walls have wooden gates to add charm and provide for fire and landscape maintenance access while screening vehicles beyond. A shelter at the intersection of Post and Discovery Roads interconnected with stone walls becomes the charming focal point for the community. Horse fencing is utilized to define the unique property and open space at each end, and a colorful array of flowering cherry trees fronting the units directs, enforces and defines the backdrop fringe along Post Road. A detention / retention pond with low fountains runs parallel to the bike path south of Post Road and creates a reflective image of the features and distinctive homes beyond. Each of these elements helps define the visual backdrop and connection created between public and private spaces. Meandering along the existing bike path or driving along the adjacent Post Road, this development will provide for an inviting experience consistent with the ambience of the adjacent proposed Coffman Park improvements.

SECTION II DEVELOPMENT STANDARDS

A. Permitted Uses:

1. The development shall include a maximum of sixty-six (66) condominium units with attached garages, ~~Three (3) of which shall be live-work units,~~ common open space areas, parkland and areas set aside to detain storm water. A maximum 1,800 sq. ft. community center shall be constructed on the edge of the existing pond. Homes may include trellis structures, arbors, privacy fences, sunrooms and screened or enclosed additions and patios as defined on the "home-site plans" submitted with the final development plan but shall not extend into the outside of the home site's designated buildable area, as illustrated on Exhibit 'A' attached hereto, or into the limited common area as defined by state condominium statutes.

~~2. The three buildings at the northwest corner of the development shall be live/work buildings (Exhibit C). These buildings shall be utilized as follows:~~

- ~~a. The first floor of each building shall be a commercial use.~~
- ~~b. The second floor of each building shall be residential or a commercial/residential mixture.~~
- ~~c. Live/work building uses shall include:~~
 - ~~i. Single and double dwelling units.~~
 - ~~ii. Small scale general, professional, medical or dental offices.~~

- ~~iii. Small scale studios for arts, crafts, antiques, and photography where the sale as well as display of products is permitted.~~
- ~~iv. Small scale real estate, insurance, and investment and financial advisors.~~
- ~~v. No "drive thru" or other auto related facilities shall be permitted.~~

~~d. Parking requirements and scenarios are as follows:~~

		Admin/Bus	Med/Dental
Maximum Commercial Scenario		@250 SF/sp	@200 SF/sp
Commercial	2082 SF x 3 units = 6246 SF	25	31
1 dwelling	1246 SF x 3 units = 3738 SF	6	6
	9984 SF	31 sp.	37 sp.

Maximum Residential Scenario

Commercial	1256 SF x 3 units = 3768 SF	15	19
2 dwelling	2072 SF x 3 units = 6216 SF	12	12
	9984 SF	27 sp.	31 sp.

~~Limitations on single tenant size:~~

~~No single commercial tenant shall exceed 2100 gross square feet.~~

~~Definitions:~~

~~Live/work building shall consist of a building with commercial uses on the street level and residential with office commercial uses on the upper level. Small scale shall mean no greater than 2100 square feet of gross space.~~

~~3.2.~~ 2. The Community Center is a neighborhood amenity for use by residents. Exhibit D depicts an illustrative design. Community Center facilities may include a community lounge, community living room, community kitchen facilities, community sales office, community fitness facilities, community maintenance office and facilities, and other uses covered by condominium association fees. The Community Center is for resident's use and could accommodate a maximum of fifty (50) residents and guests per usage and consists of 1800 SF.

~~4.3.~~ 3. Home occupations are permitted in association with each dwelling unit but only in accordance with the provisions of the Dublin Zoning Code.

B. Density, Height & Setbacks

1. There shall not be more than sixty-six (66) buildings, ~~(maximum 69 dwelling units)~~ plus the Community Center, constructed within this property at a maximum density of 3 units to the acre.

2. No building shall be erected, altered, placed or permitted to remain on this property other than the dwellings on the Final Development Plan and a community building, not to exceed two (2) stories or a height of thirty-five (35) feet as measured by City Zoning code.
3. The building setback along Post Road shall be a minimum of sixty (60) feet from the existing right-of way line. The narrow, elongated nature of this site prohibits a greater setback that would reduce units.
4. The building setback along Discovery Boulevard shall be fifty (50) feet.
5. The building setback from Wall Street shall be a minimum of thirty (30) feet.
6. The building setback from the eastern property line shall be a minimum of thirty (30) feet.
7. The pavement setback along Post Road shall be a minimum of sixty (60) feet from the existing right-of-way line.
8. The pavement setback along Discovery Boulevard shall be a minimum of fifty (50) feet except at the entrance road.
9. The pavement setback along Wall Street shall be a minimum of ten (10) feet except at the entrance roads.
10. There is no pavement south of the lake except a pedestrian path.
11. The pavement setback along the eastern property line shall be a minimum of twenty (20) feet. There is a pedestrian path along the eastern property line within the building and pavement setback.
12. The pavement setback surrounding the inset property on Post Road shall be a minimum of ten (10) feet.
13. The units as illustrated on the Preliminary Development Plan and Exhibit A will be generic in nature. The building dimensions will vary upon specific unit types and future sales. Individual unit footprints may vary based on the addition of screened porches and patios. A "home site" plan with all possible additions and exterior appointments (i.e. trellis, arbor... etc.) will be provided with the Final Development Plan.
14. There shall be a minimum distance between buildings of twelve (12) feet. A dimensioned "home site" plan will be provided with the Final Development Plan. Egress Window Wells may be permitted to project into this area provided they do not extend more than 4 feet from the foundation of the building or extend more than 6 inches above grade.

C. Access & Traffic Circulation

1. All access points shall meet the review and approval of the City of Dublin. Circulation throughout the site shall be through a private street system. There shall be two full access points onto the site from Wall Street. In addition, there shall be one full access point to the site from Discovery Boulevard.
2. Carson Way becomes one-way and a stop street at the intersection of Danielle Lane and will be posted accordingly.

3. Each building will have a two (2) or two and one half (2 1/2) car- attached garage.
4. Private streets shall be a minimum of twenty-four (24) feet in width back of curb to back of curb, alleys shall be a minimum sixteen (16) feet and driveways shall be minimum eighteen (18) feet in width and a maximum of twenty six (26) feet at the curb in accordance with the City of Dublin requirement.
5. Sidewalks four (4) feet in width will be installed on both sides of the main street within the site as indicated on the preliminary site-staking plan. In addition, an eight (8) foot asphalt bike path will remain along the south side of Post Road.
6. The development may include modifications to the bike path along the southern side of Post Road to help integrate the landscaping with the existing path and provide lateral paths that lead into the neighborhood. There shall also be a path connection to the existing large pond area from the north that will allow public access.
7. There shall be no vehicular access to Post Road from this development.
8. All access points shall meet City of Dublin requirements for visibility within the sight triangles.
9. Each residential building shall have a minimum of two (2) parking spaces per City of Dublin Code requirements, said parking to be located within attached garages. In addition, the site contains ~~ninety-ninseventy-five (9975)~~ designated exterior spaces located throughout the site. ~~Within three hundred (300) feet of the Live / Work Units, there are forty (40) parking spaces, including two (2) accessible spaces. The Live / Work units by design and permitted use are low traffic generators.~~ Also, within three hundred (300) feet of the Community Center, there are twenty-five (25) parking spaces, which include two (2) accessible spaces.
10. All private drives, parking areas and approaches will meet City of Dublin standards.
11. Approved street names will be determined in conjunction with the Final Development Plan. Current street names for this Preliminary Phase are for reference purposes only. Final street name selections will be defined for the Final Phase presentation.
12. Street names will be provided, subject to staff approval, along with a digital site plan for addressing purposes prior to submittal of a final development plan.
13. The design of all private drive approaches will meet Engineering requirements for strength, durability and geometries.

D. Building Architecture & Materials

1. All detached dwellings shall have at a minimum two-car; rear or side-loaded alley accessed, attached garage with paneled garage door.
2. The exterior building materials, including the Community Center, shall include all natural materials but not limited to

stone, cultured-stone, wood and horizontal siding or a combination thereof. Dimensional asphalt roof shingles, cultured stone and wood trim colors will be consistent throughout the community. The Community Center may use a standing seam, or wood shingle roof in lieu of the dimensional asphalt shingles subject to final plan approval. Accent colors will be used for front entry doors, shutters and window boxes. The Community Center will be painted a muted red similar in color to the historical office building at 109 S. High St. in Dublin. An illustrative illustration of the residential units is attached hereto as Exhibit 'B'.

3. Throughout the development (i) the same model with the same elevation shall not appear within one (1) house on the same side of the street / open space and (ii) the same model with the same elevation shall not appear directly across the street / open space. "The same" is meant to include unit model names with identical architectural features or use of material placement. ~~(See Exhibit E, Illustrative Model Matrix for example.)~~ Variety is intended to create greater interest by maintaining complementary materials and features without the monotony of identical units.
4. The units shall utilize a stone veneer for at least 50% of the exterior surface of the building directly facing a public or private street or courtyard. All units shall comply with the requirements of the City of Dublin Appearance Code.
5. Shutters and Window Boxes will be provided on the facade of public and private street front elevations thin the complex. Locations will be identified and approved with the Final Development Plans.
6. The color palette for the community will be based on a uniform beige color with accents that vary as follows: (Actual samples to be submitted with the Final Development Plan)
 - a. Black
 - b. Midnight Blue
 - c. Midnight Green
 - d. Burgundy Red
7. Self-sealing dimensional asphalt roof shingles with a minimum 25- year warranty.
8. Units will have the option for a basement, crawl space or slab on grade.
9. Minor changes to the final development home site plans can be made with administrative approval. These approvals may include only rooms, porch, deck, and patio additions as shown on the home site plans approved with the final development plan. No additions are to be permitted by any condominium unit owner unless shown as part of a standard option that will be included in the drawings approved in the Final Development Plan. This authority is necessary to assure complimentary variety based on unit types sold and maintaining architectural interest in the community.

10. The final location and design of house numbers will be determined in conjunction with the Final Development Plan and City staff.
11. Future home models for use within the development will be submitted, subject to staff approval.

E. Landscaping, Buffering & Open Space

1. Preliminary landscaping is as shown on the attached landscape plans. A detailed landscape plan in accordance with Dublin Code will be submitted in compliance with the Final Development Plan requirements.
2. Complete and revised civil engineering drawings and tree replacement and relocation plans drawn at an appropriate scale, subject to staff approval, will be submitted as part of the final development plan.
3. The existing trees along portions of the northern and eastern edge of the property will be relocated or preserved and enhanced. The enhancement will include the addition of deciduous shade trees, ornamental flowering trees and evergreen trees.
4. Applicant will consult with the City Forester prior to the final development plan to ~~verify the Ash trees remain the~~ determine the preferred species of street tree along Wall Street.
5. There will be a four (4) foot horse fence (design and color subject to Staff approval and is intended to be dark in color and construction similar to a 3 rail horse fence depicted in site elevations and sections on Plan L-7.) and sections of four (4) foot dry-laid stone wall provided on the southern property line along the length of Wall Street. A four (4) foot evergreen hedge will augment the back of the fence. Breaks in the wall shall be provided as indicated on the Preliminary Development Plan; to accommodate fire apparatus access routes (FAAR) from Wall Street and Post Road.
6. The development may include modifications of the bike path along the southern side of Post Road to help integrate landscaping with the existing path and provide lateral paths that lead into this neighborhood creating an inviting setting.
7. There shall also be path connections to the new pond and existing large four-acre pond that will allow general public access. Path will consist of compacted gravel or chip and seal type surface. The walkway leading to the pond will be extended to connect to the existing bike path in the northeastern area of the site. Benches shall be located around the pond to provide seating opportunities for walkers and bikers using the path. The paths will allow public access through the site meandering around these significant pond amenities from Post Road to Wall Street.
8. A water feature will be created along Post Road to provide an additional amenity and a storm water retention facility. Two fountains will be part of this amenity that will be installed along Post Road. A supplemental water source will be provided in

accordance with Dublin codes in order to maintain water at a desirable level. Some existing mounding will be reduced to allow visibility from Post Road. The elongated nature of this pond feature will enhance the view from passing vehicles on Post Road.

9. A gazebo shall be constructed at the corner of Post Road and Discovery Boulevard as a neighborhood amenity. The gazebo amenity ties into the bike path on Post Road as well as the sidewalk on Discovery Boulevard.
10. Deciduous street trees will be planted within the development and along Wall Street and Discovery Boulevard per City of Dublin Code requirements.
11. Deciduous trees to meet the city requirement of 1/40' shall be installed in alternate clusters along Post Road to create a series of natural groupings to blend with Coffman Park and Indian Run.
12. Many existing trees shall remain and will be protected and incorporated into the proposed development as will be shown on the approved Final Development Plan.
13. There shall be three open space areas on the site, including two along the Post Road frontage, and one around the pond.
14. Within the community there will be courtyard areas that make up part of the common areas found throughout the development that will include benches and sidewalks.
15. An amenity available to the residents of the condominium complex will be a Community Center that will overlook the existing pond without modification or impact to the pond. Part of the wooden boardwalk will be built over the water area of the pond and will be constructed to allow general public access around the Community Center to the path which circles the pond. No alterations for the proposed boardwalk, Community Center, and or walking path will be made that reduce overall storage capacity of the pond; subject to staff approval.
16. A Condominium Owner's Association shall be responsible for maintenance of all common areas, including but not limited to the Community Center, gazebo, and open space areas.
17. All yards will be sodded with turf.
18. A six (6) foot tall-vegetated landscape screen shall be installed on the western and southern property lines adjacent to the existing day care center.
19. The developer will provide fees in lieu of land dedication to meet any deficit in parkland dedication requirements in accordance with Dublin City Code. All required parkland dedication fees and general warranty deeds will be submitted to the City of Dublin prior to recording of the final plat.
20. All reserves are to be dedicated as directed by the City and shall be maintained by the condominium association, with the city responsible for the storm water function of the existing pond.
21. Details for paver areas will be submitted with the Final Development Plan.
22. The development will meet all requirements of the tree preservation ordinance as will be shown on the approved Final Development Plan.

F. Dumpsters, Lighting & Mailboxes

1. No centralized trash dumpsters will be used. Residents will store trashcans within the garages.
2. Main entry feature signage shall be landscaped and lit with concealed up-lights.
3. Residential post mounted Lantern-type Street lights shall be provided in front of each unit. Poles shall be a maximum eight 8 feet in height. Poles and the fixtures will be black. Site I street lighting as necessary shall be in accordance with the Dublin Exterior Lighting Guidelines and cut sheets shall be provided with the Final Development Plan. Street lighting will occur where unit specific lighting does not provide sufficient ambient lighting.
4. Unified group mailboxes shall be provided in accordance with the U.S. Postmaster's regulations, with vehicle access provided to group mailboxes. Exact locations will be defined on the Final Development Plan in conjunction with the assignment of addresses.

G. Signage

1. There shall be two permanent neighborhood identification signs located at the entrance on Wall Street and Discovery Boulevard. The signs shall be ground signs as depicted on the Preliminary Development Plan. The maximum height of the sign shall be six (6) feet. The maximum signage area on each face of the sign shall be ten (10) square feet. All signs shall be double sided and externally illuminated (concealed source). Each sign shall be made of wood, wood composite material with routed letters, or HDU. Plant material will be located at the base of each sign in accordance with Dublin Code. Street signage will be used within the development and will be unique to this development and based on City of Dublin standards, as approved by staff.
- ~~2. Permissible live/work unit signage shall be determined with the Final Development Plan, but shall be similar in nature to the preliminary elevation sketch, as shown on Exhibit C.~~
2. Internal signage shall direct community center guests to additional parking areas, in accordance with the Dublin Sign Code.
3. Internal signage specifying areas of one-way travel and prohibited and allowable parking areas will be installed subject to staff approval.

H. Utilities

Sanitary sewer and water shall be extended to the site from the current termini adjacent to the proposed development area. Surface drainage shall be handled in conjunction with the existing pond and new detention basin. The grading within Reserve B shall be designed to be natural and incorporate the mounding along Post Road.

All utilities and mechanical units will be designed to meet the City of Dublin requirements.

All utility connections will meet or exceed Division of Engineering Standards.

I. Condominium Association

A condominium association will be formed, for the perpetuity of the development, that shall establish the Association as responsible for the care and maintenance of the Community Center, all common areas, landscaping, open space and all reserves (excluding the storm water detention pond at the south end of the site for which the City is responsible), signage, exteriors of the structures, gazebo, benches, and any other item or amenity commonly associated with condominium responsibilities.

Exhibit - F is an example of the association's restrictions on Rental / Leasing of Units.

J. Site Development Schedule

1. Applicant anticipates building the development in phases as shown on the Preliminary Development Plan.
2. Construction of all amenities planned for the reserve Area B and C will be completed prior to the initiation of Phase II and those planned for Area A are completed prior to the initiation of Phase III.
3. Construction on the first phase shall begin soon after zoning and development approval and the closing of the purchase of the property and shall consist of twenty-two (22) units and Community Center beginning on the eastern side of the property.
4. Areas disturbed by construction shall be smooth graded and seeded in between subsequent phasing.

